

<b>APPLICATION NO.</b>	<a href="#">P18/S2165/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	4.7.2018
<b>PARISH</b>	HENLEY-ON-THAMES
<b>WARD MEMBERS</b>	Stefan Gawrysiak, Lorraine Hillier & Joan Bland
<b>APPLICANT</b>	Smart Parking Ltd
<b>SITE</b>	Townlands Hospital, York Road, Henley-on-Thames, RG9 2EB
<b>PROPOSAL</b>	Retrospective planning permission in relation to three Automatic Number Plate Recognition cameras in place in order to enforce parking contraventions at the site, and 20 poles. Two of the cameras are affixed to poles, and 18 signs at the site are affixed to poles.
<b>AMENDED DESCRIPTION</b>	Retrospective planning permission in relation to three Automatic Number Plate Recognition cameras and 2 poles.
<b>OFFICER</b>	Marc Pullen

1.0 **INTRODUCTION**

- 1.1 This application is referred to planning committee as the officers' recommendation conflicts with the view of Henley-on-Thames Town Council.
- 1.2 This application was deferred from the planning committee dated 16 October to seek clarification on the exact number of poles which have been erected without consent.
- 1.3 The application site (which is shown on the OS extract **attached** as Appendix A) is the formal parking area which belongs to Townlands Hospital. The site is accessed off York Road and lies within the Henley Main Conservation Area.

2.0 **PROPOSAL**

- 2.1 This application seeks planning permission for the siting of three Automatic Number Plate Recognition (ANPR) Cameras and new poles which these cameras and signage associated with application ref. [P18/S2163/A](#) are fixed on.
- 2.2 Following further assessment of the development it is clear that there are not 20 new poles, 18 of these 'poles' are lamp posts which have been agreed by the council by virtue of application P15/S1394/DIS, which was to discharge various conditions, including external lighting, associated with planning permission P12/S1424/FUL as set out in the planning history below. This application therefore only seeks permission for two poles.
- 2.3 The two poles and cameras have already been erected and this application seeks retrospective permission. A copy of all the current plans accompanying the application is **attached** as Appendix B. Other documentation associated with the application can be viewed on the council's website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Henley-on-Thames Town Council - Object**

- Recommend refusal. This would be a proliferation of signs and cameras, leading to over-saturation. The signs and cameras are out of keeping with the character of the area and are obtrusive and unneighbourly.

3.2 **Conservation Officer (South) - No strong views**

- I do not consider that the proposed signage or cameras are harmful to the significance of the conservation area. No objection.

3.3 **Highways Liaison Officer (Oxfordshire County Council) - No strong views**

- The proposal is unlikely to result in any significant intensification of transport activity at the site. No change is proposed to the existing access arrangements. The proposal is unlikely to have a significant adverse impact on the highway network.

4.0 **RELEVANT PLANNING HISTORY**

4.1 **P18/S2163/A – Approved (20/11/2018)**

New signage - 28 non-illuminated signs

[P18/S2276/LB](#) - Approved (31/08/2018)

Proposed alterations to listed and curtilage listed buildings to facilitate conversion for use as assisted living units. Application for amendments to the currently approved works to change the approved drawings listed under condition no. 2 of the previous application (ref. P18/S0952/LB).

[P18/S0952/LB](#) - Approved (04/06/2018)

Proposed alterations to listed and curtilage listed buildings to facilitate conversion for use as assisted living units. Application for amendments to the currently approved works to change the approved drawings listed under condition no. 2 of the previous consent (ref. P16/S3824/LB)

[P17/S1414/FUL](#) - Approved (04/09/2017)

Variation of condition 2 (Plans) of Planning Permission P12/S1424/FUL

[P15/S2958/LB](#) - Approved (15/03/2016)

Proposed amendments to the approved scheme (planning consent references P12/S1424/FUL, P12/S1425/CA & P12/S1426/LB), in relation to the assisted living units and associated car parking, landscaping, open space, infrastructure and access works as amplified by information submitted 26 November 2015.

[P15/S2956/FUL](#) - Approved (15/03/2016)

Proposed amendments to the approved scheme (planning consent references P12/S1424/FUL, P12/S1425/CA & P12/S1426/LB), in relation to the assisted living units and associated car parking, landscaping, open space, infrastructure and access works as amplified by information submitted 26 November 2015.

[P12/S1424/FUL](#) - Approved (19/03/2013)

Proposed Health and social well-being campus comprising conversion and demolition of existing hospital buildings, structures and walls, and redevelopment of the site to provide replacement 18 bed community hospital, 12 bed palliative care facility, 64 no. bed care home, 45 assisted living units and key worker apartments, associated car parking, landscaping, open space, infrastructure and access works including provision of new vehicular access from Mount View.

(As amplified by lighting review received 28/09/12, traffic safety audit received 02/10/12, Flood Risk Assessment received 02/10/12 and Method Statement For Bats received 17/10/12).

(As amended by drawings 837-1212-D04-I and 837-1212-D04-I received 08/10/12, and drawings AED-LS20-11D, AED-LS20-12D, AED-LS20-002G and AED-LS20-001O received 15/10/12 and drawings 837-1100-D03-P, 837-1202-D04-I, 837-1203-D05-I, 837-1205-D04-I, 837-1210-D03-I, 837-1211-D03-I, 837-1212-D04-I, 837-1213-D04-I, 837-1220-D05-I, 837-1221-D04-I, 837-1222-D04-I, 837-1223-D04-I, 837-1230-D04-I, 837-1231-D04-I, 837-1351-D03-1, 837-1352-D03-I and 837-1400-D01-I received 18/10/12).

**5.0 POLICY & GUIDANCE**

**5.1 National Planning Policy Framework & National Planning Practice Guidance**

**5.2 South Oxfordshire Core Strategy 2012 policies;**

CS1 - Presumption in favour of sustainable development

CSEN3 - Historic environment

CSQ3 - Design

CSS1 - The Overall Strategy

**5.3 South Oxfordshire Local Plan 2011 policies;**

CON7 – Conservation areas

D1 - Principles of good design

G2 - Protect district from adverse development

**5.4 South Oxfordshire Design Guide, 2016**

**5.5 Joint Henley and Harpsden Neighbourhood Plan 2016**

**6.0 PLANNING CONSIDERATIONS**

6.1 Impact on character and appearance of the site and surrounding area.

6.2 The two poles are located apart from each other. These poles are of a similar height and look to be similar in appearance to the existing lamp posts on site (ANPR Camera 1 is 513mm and ANPR Camera 2 is 514mm in height). One camera is affixed to the wall of the approved care home. These cameras are modest in size and do not dominate the appearance and character of the site. The cameras are not dissimilar to closed circuit cameras. The cameras and poles are not considered incongruous having regard to their function and the context of their surroundings. Officers therefore do not find any conflict with policies CSEN3 or CSQ3 of the South Oxfordshire Core Strategy (SOCS).

6.3 Officers are satisfied that the poles and cameras do not diminish the historic qualities of the conservation area as they are discretely located within an enclosed site and they are apparatus that would be expected to be seen on a hospital site.

6.4 Whilst there have been concerns raised locally regarding the parking cameras and parking fines, it is important to establish that this falls outside of the remit of planning and development control and cannot be regarded as a material planning consideration.

6.5 The planning system allows for retrospective planning applications to be made under S.73A of the Town and Country Planning Act 1990 (as amended), thus undertaking development without the relevant planning permission of itself is not a breach of

planning control. The NPPF also advises that formal enforcement action, should not be taken simply to regularise unauthorised development.

**7.0 CONCLUSION**

7.1 Planning permission should be granted. As the proposed development does not result in any adverse harm to the site and its surroundings and does not result in any detrimental impact upon the conservation area.

**8.0 RECOMMENDATION**

8.1 **To grant planning permission subject to the following condition:**

**1. Development to be implemented in accordance with approved plans.**

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